

Tree Preservation Notes:

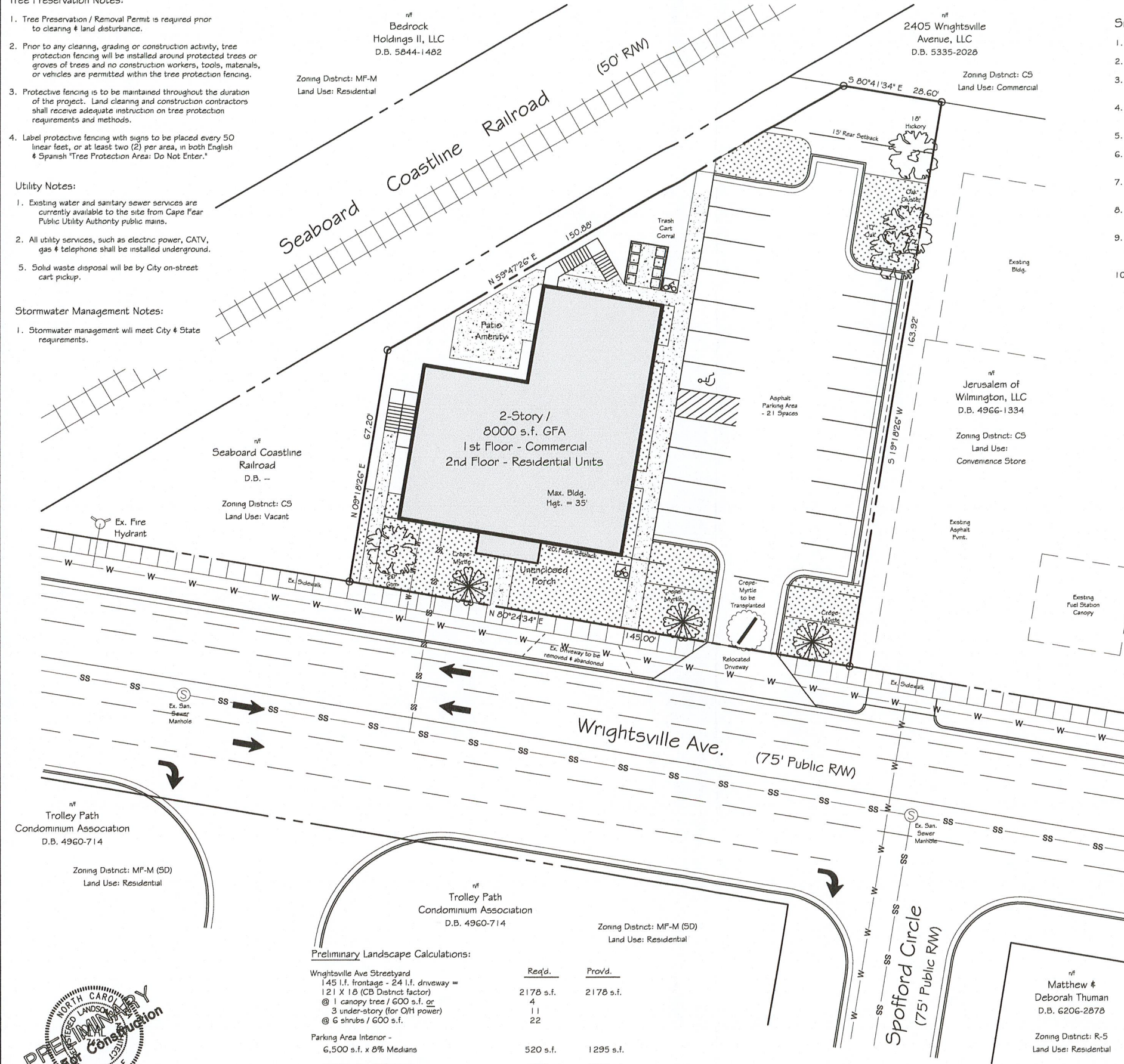
1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
2. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
3. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
4. Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per area, in both English & Spanish "Tree Protection Area: Do Not Enter."

Utility Notes:

1. Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
2. All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
5. Solid waste disposal will be by City on-street cart pickup.

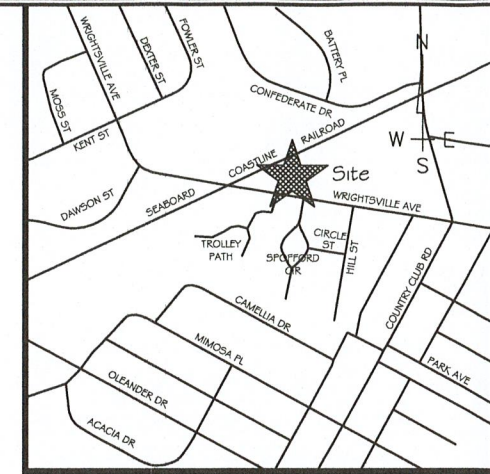
Stormwater Management Notes:

1. Stormwater management will meet City & State requirements.



Site Inventory Notes:

1. Soils Type: Se - Seagate fine sand
2. This property is not impacted by any AEC.
3. The tract is not affected by a Conservation Resource Overlay.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. Regulated vegetation within the development area has been located and is labeled.
7. There are no Jurisdictional wetlands within the development area.
8. There is no evidence of endangered species or habitat issues on the site.
9. The subject property is not within a Special Flood Hazard Area. Ref. NC FIRM Map #37203 I 2700K, Dated August 28, 2018 (Zone "X")
10. The tract lies within the Burnt Mill Creek drainage basin.



Vicinity Map
(No Scale)

Development Data:

Proposed Land Uses:
3000 s.f.± Coin-Operated Laundromat and
1000 s.f.± Retail Sales or Professional Offices or Personal Services and 5± Residential Apts.
Gross Floor Area: 8,000 s.f.±
Building Coverage: 4,300 s.f.± (23.7%)
Building Height: 2-Story (max. 35')

Existing Surfaces:
Bldg - 2,804 s.f.±
Pavement - 12,300 s.f.±
Total - 15,104 s.f.± (83.3%)
Redevelopment Surfaces:
Bldg - 4,200 s.f.±
Pavement - 6,500 s.f.±
Walks - 1,680 s.f.±
Total - 12,380 s.f.± (50.4%)
** Net Change = -2,724 s.f.± surfaces **

Parking w/ Example Tenant(s):
3000 Laundromat
@ 1 sp. / 400 s.f. = 8 min. req'd.
1000 Professional Office
@ 1 sp. / 300 s.f. = 3 min. req'd.
5 - CDMU Residential Units
@ 1 sp. / unit = 5 min. req'd.
Total Spaces Req'd. = 16
** Total Spaces Proposed = 21 **
Bicycle Parking Req'd. = 5
** Total Bike Racks Proposed = 10 **
= 5 Racks

Lighting Notes:
Site lighting shall be limited to that needed for safety. In all instances, lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent residential properties.

Development Notes:

1. All development shall be in accordance with the City of Wilmington Land Development Code.
2. Project shall comply with all Federal, State & New Hanover County regulations.

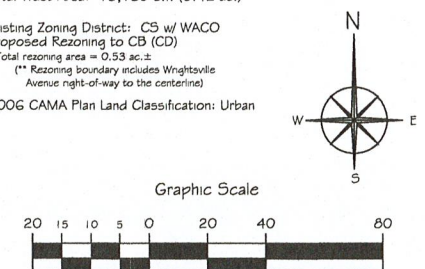
General Notes:

1. New Hanover County Parcel No.: 312712.75.7466
2. Total Tract Area: 18,139 s.f. (0.42 ac.)
3. Existing Zoning District: CS w/ WACO Proposed Rezoning to CB (CD)
Total rezoning area = 0.53 ac.±
(** Rezoning boundary includes Wrightsville Avenue right-of-way to the centerline)
4. 2006 CMA Plan Land Classification: Urban

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PLANNING DIVISION



Preliminary Landscape Calculations:

	Req'd.	Prov'd.
Wrightsville Ave Streetscape 145 l.f. frontage - 24 l.f. driveway = 121 x 18 (CB District factor) @ 1 canopy tree / 600 s.f. or 3 under-story (for O/H power) @ 6 shrubs / 600 s.f.	2178 s.f. 4 11 22	2178 s.f. 4 11 22
Parking Area Interior - 6,500 s.f. x 8% Medians 6,500 s.f. x 20% Shading Min. 75% Lg. Shade/Canopy @ 707 s.f. Max. 25% Sm. Shade/Canopy @ 314 s.f.	520 s.f. 1300 s.f. 2 1	1295 s.f. 2828 s.f.
Parking Area Penmeter - 75 l.f. @ 1 tree / 18-27 l.f.	3-4	
Foundation Plantings - 73 l.f.± @ 25' Facade Hgt. X 12%	219 s.f.	219 s.f.
Buffer - N/A		
Overall Site - 0.42 ac.± development area x 15 trees/ac.	6	

Project No.: 20-05
Scale: 1" = 20'
Date: 02/14/20
Revisions:

Owner / Developer:
JC3 Holdings, L.L.C.
P.O. Box 16045
Wilmington, NC 28408

Conditional District &
Special Use Permit
Concept Plan
Case No.: CD- 420

Property Addresses: ~~16045 Wrightsville Ave.~~
Spofford Mixed-Use
Wilmington Township / New Hanover County / North Carolina